

RECEIVED

Memorandum

2005 JAN 14

CITY CLERK
DALLAS, TEXAS

CITY OF DALLAS

DATE January 14, 2005

TO Housing and Neighborhood Development Committee Members: John Loza, Vice-Chair, Veletta Lill, Leo V. Chaney, Jr., Mitchell Rasansky, and Steve Salazar

SUBJECT January 18, 2005 Housing and Neighborhood Development Committee Agenda

We will have a meeting of the Housing and Neighborhood Development Committee on Tuesday, January 18, 2005, City Hall, 1500 Marilla – Room 6ES, Dallas, Texas, 75201, at 1:30 p.m. The agenda is as follows:

1. Approval of Minutes
November 16, 2004 Councilmember James L. Fantroy
2. CDBG Extensions and
Reprogramming. Cook, Suhm
3. Single-Family Bond Projects Killingsworth, Evans
4. DHADC Land Acquisition
and Sale Dykman, Evans
5. Ft. Worth Avenue
For Information Only O'Donnell, Evans

GOVERNMENT
EXHIBIT
2047

3:07-CR-0289-M

COD_DSCSO0000001

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney.
Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

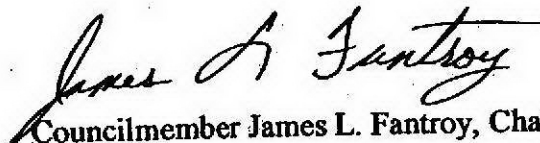
January 18, 2005 Housing and Neighborhood Development Committee Agenda
January 14, 2005
Page 2

6. Upcoming Agenda Items

For Information Only

- Replacement Housing Loans (3)

7. Public Comments



Councilmember James L. Fantroy, Chair
Housing and Neighborhood Development Committee

- c: Honorable Mayor and Members of the City Council
Mary K. Suhm, Acting City Manager
Shirley Acy, City Secretary
Madeleine B. Johnson, City Attorney
Paul Garner, Interim City Auditor
Judge Jay Robinson
Ryan S. Evans, Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
Charles W. Daniels, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Ramiro Salazar, Interim Assistant City Manager
Dave Cook, Chief Financial Officer

Memorandum



CITY OF DALLAS

DATE January 14, 2005

TO Housing and Neighborhood Development Committee Members: James L. Fantroy, Chair, John Loza, Vice-Chair, Veletta Forsythe Lill, Leo V. Chaney, Jr., Mitchell Rasansky and Steve Salazar

SUBJECT Single-Family Bond Projects

On Tuesday, January 18, 2005, you will be briefed on the Housing Department recommendations for award of FY 2004-05 funding under the Single-Family Infrastructure Bond Program. A copy of the briefing is attached.

Please let me know if you have questions.

Ryan S. Evans
Assistant City Manager

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, Acting City Manager
Shirley Acy, City Secretary
Madeleine B. Johnson, City Attorney
Paul Garner, Interim City Auditor
Judge Jay Robinson
Ramon F. Miguez, P.E., Assistant City Manager
Charles W. Daniels, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Ramiro S. Salazar, Interim Assistant City Manager
Dave Cook, Chief Financial Officer

050034

**SINGLE-FAMILY HOUSING
INFRASTRUCTURE DEVELOPMENT BOND
PROGRAM**

**A Briefing to the
Housing And Neighborhood
Development Committee**

**Housing Department
January 18, 2005**

COD_DSCSO0000005

PURPOSE

To brief the **Housing and Neighborhood Development Committee (HNDC)** on the results of the Request for Applications received for the \$2.3 million in General Obligation Bond proceeds and to recommend project awards for single-family housing infrastructure development.

BACKGROUND

- On June 25, 2003, the Dallas City Council authorized the Program Statement for the Single-Family Housing Infrastructure Development Bond Program and issuance of a Request for Applications (RFA)
- On June 23, 2004, City Council approved issuance of the FY04-05 RFA
- On July 4, 2004 the Department issued the RFA seeking applications from developers to build infrastructure improvements for new mixed-income single-family subdivisions
- Eight (8) Bond Applications were received on November 12, 2004
 - Four (4) proposals were responsive and forwarded to the Application Review Committee

BACKGROUND (cont'd)

RFA General Requirements:

- Subdivision must contain a minimum of 50 lots
- City participation will not exceed 50% of the total cost of infrastructure improvements and must be passed on as reduced cost to the eligible homebuyer
- 20-50% of properties developed must be deed restricted for homebuyers with household income at or below 80% of Area Median Family Income
- Design considerations included the following guidelines:
 - 10% of the houses in the subdivision can be less than 1400 sq. ft. but no less than 1125 sq. ft.
 - All homes that are bond subsidized must be a minimum of 1400 sq. ft.
 - All homes 1400 sq. ft and over must have a two-car garage
 - Homes less than 1400 sq. ft. must have a 1 ½ car garage that has at least 264 sq. ft.
 - Garage conversions will be prohibited by private deed restriction

RESPONSIVE BOND INFRASTRUCTURE APPLICANTS

Project	Location	Council District
Garden Vista Phase I	Off Hwy 175 and Beltline Rd. on the South @ Garden Grove on the West and Edd Rd on the North (Mapsco 69A-M)	8 Fantroy
Cedar Creek Ranch Phase II and III	LBJ (I-20) Service Rd., West of Bonnie View and South of Simpson Stuart Rd. (Mapsco 66X)	8 Fantroy
Parkway Village Phase II	Military Parkway @ Sam Houston Rd. and Town East Blvd. (Mapsco 49U)	5 Hill
Cedar Crest Square	North East corner Kiest @ Southerland Blvd. (Mapsco 55 M)	7 Chaney

RECOMMENDED BOND PROJECTS

- The Committee convened on January 6, 2005 to evaluate four (4) responsive applications
 - All four projects were reviewed and recommended for Program participation

RECOMMENDED BOND PROJECTS

PROJECT NAME	DEVELOPER	COMPANY	LOTS	LOTS SCHEDULE	PER LOT SCHEDULE	PRICE RANGE	NUMBER OF UNITS	AVG. AMOUNT
Garden Vista Phase I	Garden Grove Development Group Tom McCabe David Deason Chuck Sackley	Ventana Homes Hacienda Home Bldrs B Homes Enterprises	15 15 21	20	11	100,000- 150,000	6	219,178
Cedar Creek Ranch Phase I & II	Klingaman Development Company Gary and Katherine Klingaman	B. Nelson Mitchell History Maker Homes	201	65	11,591	98,500-149,450	8	753,406
Parkway Village Phase II	Mooreland Fund II - Michael Beaty AP Lawton, L.P. - Jay Anthony	Marksburg Homes L.P.	98	49	7,067	99,000-130,000	5	346,301
Cedar Crest Square	Kiest Blvd. L.P. Ronald Slovacek Andrea Spencer	KB Home Trinity Signature Homes	203	101	8,745	75 Townhomes @ 90,000-100,000 128 SF @ 120,000- 220,000	5 Town Home & 5 Single Family	883,250

COD_DSCSO00000010

RECOMMENDATION

That HNDC recommend four (4) Single-Family Infrastructure Bond projects for City Council approval as recommended by the Program Application Review Committee.

NEXT STEPS

- February 23, 2005 – City Council consideration of 2004-05 Bond Participation awards
- March - April 2005 – Execution of Bond Participation Agreement
- September 2005 – Final date for Developers to start construction

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

February 23, 2005

05-0661

Item 19: Authorize a Residential Development Acquisition Loan Program loan to Kiest Blvd., LP, for the acquisition of a 37.1 acres of land located at 3200 E. Kiest - Not to exceed \$150,000 - Financing: 2002-03 Community Development Grant Funds

Approved as part of the consent agenda.

3/4/2005 12:59 PM
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OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

COD_DSCSO0000013

February 23, 2005

WHEREAS, the City of Dallas seeks to increase the supply of new affordable housing for low and moderate income and working individuals and families in order to attract and retain economic growth; and

WHEREAS, on June 26, 2002, by Resolution 02-1980, the City Council adopted the FY 2002-03 Consolidated Plan Budget which included \$1,000,000 in Community Development Block Grant (CDBG) funds for single-family development; and

WHEREAS, on September 24, 2003, City Council Resolution No. 03-2552, authorized (1) the use of \$1,000,000 in funds, for the acquisition of real property for single-family and multi-family developments, (2) a Program Statement for the Residential Development Acquisition Loan Program (RDALP), and (3) implementation of the RDALP, and

WHEREAS, on April 28, 2004, City Council Resolution No. 04-1449 authorized amendments to the Program Statement for the RDALP to: 1) allow an open application policy for acceptance of unsolicited applications on an on-going basis in addition to the ability to use a Request For Applications, 2) allow for acquisition of vacant property for new multifamily construction, rehabilitation of existing multifamily complexes in addition to the acquisition for demolition and reconstruction currently authorized; and 3) remove the limitation on the resale of single-family lots in the Neighborhood Investment Program areas that currently requires these lots to be sold only to developers who have also acquired single-family lots in these areas through the City of Dallas Land Bank Program;

WHEREAS, on August 25, 2004, City Council Resolution No. 04-2436 authorized an amendment to the Program Statement for the Residential Development Acquisition Loan Program to provide for subordination of City loans to private lender loans for acquisition, interim construction and permanent financing; and

WHEREAS, on October 27, 2004, City Council Resolution No. 04-3098 authorized amendments to the Program Statement for the Residential Development Acquisition Loan Program to provide for 1) acquisition of unimproved and improved single family lots city-wide; 2) demolition costs associated with the acquisition of improved single-family lots; and 3) relocation payments associated with the acquisition as may be required under Chapter 39A of the Dallas City Code or the Uniform Relocation Act.; and

WHEREAS, on November 10, 2004, City Council Resolution No. 04-3193 authorized an amendment to the Program Statement for the Residential Development Acquisition Loan Program to approve a policy prohibiting the placement of industrial housing on properties sold by the City or its Land Bank; and

APPROVED _____
HEAD OF DEPARTMENT

APPROVED _____
CITY CONTROLLER

APPROVED _____
CITY MANAGER

February 23, 2005

WHEREAS, on January 12, 2005, City Council Resolution No. 05-0169 the City Council of amended the Program Statement for the Residential Development Acquisition Loan Program to allow for acquisition of improved and unimproved properties city-wide; and

WHEREAS, The City Council desires to authorize a \$150,000 contract with Kiest Blvd., LP, for the acquisition of 37.1 acres of land located at 3200 E. Kiest; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute loan documents with Kiest Blvd. LP I an amount not to exceed \$150,000 of Community Development Block Grant funds to fund for the acquisition of 3200 E. Kiest Blvd, a 37.1 acre parcel, for the development of 201 housing units. The term of the acquisition loan shall be for ten (10) years at a one (1) percent interest rate. The loan assistance will be in the form of a deferred payment loan forgiven over a period of ten (10) years, at one tenth per year, as long as the loan is in good standing and meets the affordability requirements.

Section 2. That the City Controller be authorized to disburse funds in accordance with this Resolution and the Program Statement for the Residential Development Acquisition Loan Program as follows:

<u>DEVELOPMENT INVESTMENT</u>			<u>VENDOR - 518124</u>		
<u>FUND</u>	<u>AGCY</u>	<u>ORG</u>	<u>OBJ</u>	<u>PD</u>	<u>AMOUNT</u>
CD02	HOU	2346	3099	HOU2346D042	\$150,000

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the charter of the City of Dallas, and it is accordingly so resolution.

APPROVED BY
CITY COUNCIL

DISTRIBUTION:

Housing Department
City Attorney's Office
Office of Financial Services/Community Development, 4FN

FEB 23 2005

Shirley Gay
City Secretary

APPROVED

HEAD OF DEPARTMENT

APPROVED

CITY CONTROLLER

APPROVED

CITY MANAGER

CATEGORY: LAND ACQUISITION

AGENDA DATE: February 23, 2005
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing
CMO: *RSK* Ryan S. Evans, 670-3314
MAPSCO: 55M

SUBJECT

Authorize a Residential Development Acquisition Loan Program loan to Kiest Blvd., LP, for the acquisition of a 37.1 acres of land located at 3200 E. Kiest - Not to exceed \$150,000 - Financing: 2002-03 Community Development Grant Funds

BACKGROUND

In September 2003, City Council authorized \$1,000,000 in funds for the Residential Development Acquisition Loan Program (RDALP) for the acquisition of real property for single-family and multi-family developments. The RDALP provides funding for the acquisition of improved and unimproved parcels, single-family lots city-wide, purchase of single-family lots for resale in conjunction with the Land Bank and Neighborhood Investment Program (NIP) areas and to provide subordinate loan financing for acquisition costs and certain soft costs for affordable single-family and multifamily developments. The RDALP also covers demolition costs associated with the acquisition of improved single-family lots; and relocation payments associated with the acquisition as may be required under Chapter 39A of the Dallas City Code or the Uniform Relocation Act.

On August 25, 2004, the City Council authorized the subordination of City loans to private lender loans for acquisition, interim construction and permanent financing.

On November 10, 2004, the City Council authorized an amendment to the Program Statement of the RDALP approving a policy prohibiting the placement of industrial housing on properties sold by the City or its Land Bank.

On July 2, 2004, the Housing Department issued and Request for Application (RFA), to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements, for new low to moderate-income single-family subdivisions to be funded by the City's FY2003 General Obligation Bond (GOB) program.

BACKGROUND (continued)

Kiest Blvd, LP, applied for bond infrastructure funding for the development of Cedar Crest Square, a 203 lot development on a 37.1 acre parcel of land located at 3200 E. Kiest Blvd. at Southerland Blvd. The single-family development will provide 101 affordable homes for homebuyers at or below 80% of the Area Family Median Income (AMFI), adjusted for family size. The proposed project will include 128 Townhomes, priced from \$90,000 to \$120,000, 75 single-family homes from \$120,000 to \$160,000 and four (4) acres of retail/office/commercial space.

On January 6, 2005, the Single-Family Infrastructure Review Committee recommended to fund the Cedar Crest Square development and the Housing and Neighborhood Development Committee concurred with the recommendation on January 18, 2005. The HNDC recommended \$883,250 in funding from the GOB program for the infrastructure development and \$150,000 from the Residential Development Acquisition Loan Program (RDALP) to provide gap funding for the acquisition of the 37.1-acre parcel. The 37.1-acre, inner-city property sales price is \$2,500,000 or approximately \$67,400 per acre.

Funding approved for this project will result in the City's equity investment being passed on to eligible homebuyers through a reduction in the sale price of the home, which is equal to the amount of funding authorized for the project. The term of the acquisition loan shall be for ten (10) years at a one (1) percent interest rate. The loan assistance will be in the form of a deferred payment loan forgiven over a period of ten (10) years, at one tenth per year, as long as the loan is in good standing and meets the affordability requirements.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2002, authorized the 2002-03 Consolidated Plan Budget appropriating \$1,000,000 in Community Development Block Grant (CDBG) funds for single-family development by Resolution No. 02-1980.

On September 4, 2002, the Affordable Workforce Housing Task Force briefed the City Council on its final report and recommendations, including provision of loans and grants for single-family development.

On September 2, 2003, the Housing and Neighborhood Development Committee was briefed on details of the use of \$1,000,000 in CDBG funds for acquisition of real property for single-family and multi-family development in a CDBG Residential Development Acquisition Loan Program.

050661

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On September 24, 2003, authorized (1) the use of \$1,000,000 in funds, for the acquisition of real property for single-family and multi-family developments, (2) a Program Statement for the Residential Development Acquisition Loan Program (RDALP), and (3) implementation of the RDALP by Resolution No. 03-2552.

On March 29, 2004, the Housing and Neighborhood Development Committee was briefed on (1) recommended changes to the Program Statement for the RDALP and (2) the proposed use of loan funds to St. Philip's Neighborhood Development Corporation for the acquisition of 1320 Pennsylvania.

On April 28, 2004, authorized amendments to the Program Statement for the Residential Development Acquisition Loan Program by Resolution No. 04-1449 .

On August 25, 2004, authorized an amendment to the Program Statement for the Residential Development Acquisition Loan Program by Resolution No. 04-2436.

On October 27, 2004, authorized an amendment to the Program Statement for the Residential Development Acquisition Loan Program by Resolution No. 04-3098.

On November 10, 2004, authorized an amendment to the Program Statement of the RDALP approving a policy prohibiting the placement of industrial housing on properties sold by the City or its Land Bank by Resolution No. 04-3193.

On January 12, 2005, authorized the acquisition of improved and unimproved properties and demolition of improved properties Resolution No. 05-0169.

On January 18, 2005, the Housing and Neighborhood development recommended approval of the Cedar Crest Square project including a \$150,000 loan under the RDALP.

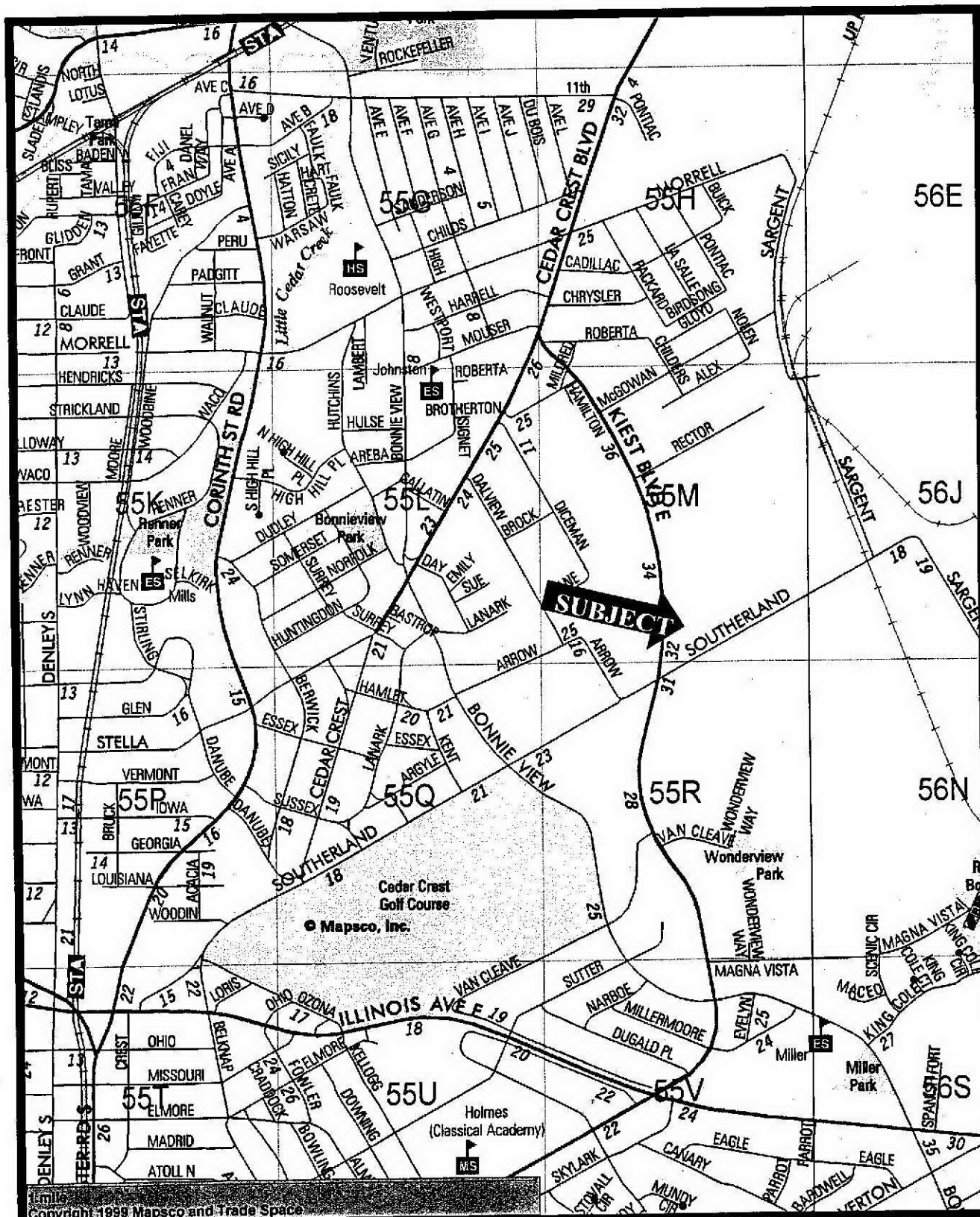
FISCAL INFORMATION

2002-03 Community Development Grant Funds - \$150,000

MAP

Attached

050661



MAPSCO 55M

COD_DSCSO0000019

SEE ALSO

THE FOLLOWING FILES CONTAIN INFORMATION RELATING TO THIS FILE AND
MAY BE OF INTEREST. THE INFORMATION CONTAINED IN THESE FILES MAY
AMEND, REPEAL OR OTHERWISE AFFECT THE STATUS OF THIS FILE.

021980

032552

041449

042436

043098

043193

050169

THIS FILE IS:

050661

COD_DSCSO0000020

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

February 23, 2005

05-0690

Item 48: Authorize (1) the use of 2003 Bond Funds for four projects recommended by the Single-Family Infrastructure Review Committee, to provide subordinate bond financing for street infrastructure development costs of new mixed income single-family subdivisions pursuant to the Single-Family Housing Infrastructure Development Bond Program; and, (2) the execution of participation agreements, private development contracts, and deed restrictions in connection therewith - \$2,202,135 - Financing: 2003 Bond Funds

Approved as part of the consent agenda.

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OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

COD_DSCSO00000021

050690

February 23, 2005

WHEREAS, the City of Dallas seeks to increase the supply of new affordable housing for low and moderate income and working individuals and families in order to attract and retain economic growth; and

WHEREAS, On June 23, 2004, the Dallas City Council authorized issuance of a Request for Applications (RFA) under the Single-Family Housing Infrastructure Development Bond Program to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements, for new low- to moderate-income single-family subdivisions, contingent on the availability of future bond proceeds; and

WHEREAS, On July 2, 2004, the Housing Department issued a RFA seeking applications from developers to build infrastructure improvements for new mixed-income single-family subdivisions and applications were received on November 12, 2004; and

WHEREAS, On January 6, 2005, the Single-Family Infrastructure Review Committee recommended approval of four responsive applications; and

WHEREAS, On January 18, 2005, the Housing and Neighborhood Development Committee recommended approval of four (4) projects for bond funding under the Single-Family Infrastructure Participation Program for use of \$2,202,135 in 2003 General Obligation Bond funding for single-family development; **NOW THEREFORE**;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Council of the City of Dallas hereby authorizes the use of \$2,202,135 in 2003 General Obligation Bonds for four (4) projects recommended for funding on the schedule attached as "Exhibit 1".

Section 2. That the City Manager or her designee, upon approval as to form by the City Attorney, is hereby authorized to execute a participation agreement and a private development contract, including the applicable specifications, with each of the four (4) vendors recommended for award, subject to each vendor entering into and recording deed restrictions acceptable to the City Attorney's Office. The deed restrictions will require that, as to each project, the indicated number of lots will be sold to low and moderate income households with the indicated subsidies passed through to the purchasers as shown on Exhibit 1.

APPROVED _____
HEAD OF DEPARTMENT

APPROVED _____
CITY CONTROLLER

APPROVED _____
CITY MANAGER

COD_DSCSO0000022

February 23, 2005

Section 3. That the Controller is hereby authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

Fund 3R21, Agency PBW, Org R873, Obj 4210, PD HOUR873D038, \$219,178
Vendor #518078, Garden Grove Development Group

Fund 3R21, Agency PBW, Org R873, Obj 4210, PDHOUR873D039, \$ 19,636
Fund 4R21, Agency PBW, Org R873, Obj 4210, \$733,770
Vendor #518198, Klingman Development Company

Fund 4R21, Agency PBW, Org R873, Obj 4210, PDHOUR873D040, \$346,301
Vendor #518132, Mooreland Development

Fund 4R21, Agency PBW, Org R873, Obj 4210, PD HOUR873D041, \$883,250
Vendor # 518124, Kiest Blvd, LP

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

Housing Department
City Attorney's Office
Office of Financial Services/Community Development, 4FN

APPROVED BY
CITY COUNCIL

FEB 23 2005

Shirley Grey
City Secretary

APPROVED

HEAD OF DEPARTMENT

APPROVED

CITY CONTROLLER

APPROVED

CITY MANAGER

COD_DSCSO0000023

RECOMMENDED BOND PROJECTS

PROJECT NAME	DEVELOPER	HOMEOWNER	LOTS	SUBSIDIZED	SECTION	APPROXIMATE	NUMBER OF HOMES	APPROXIMATE
Garden Vista Phase I (mapsc0 70J)	Garden Grove Development Group Tom McCabe David Deason Chuck Sackley	Ventana Homes Hacienda Home Bldrs B Homes Enterprises	15 15 21	20	10,959	100,000-150,000	6	219,178
Cedar Creek Ranch Phase I & II (mapsc0 66X)	Klingaman Development Company Gary and Katherine Klingaman	B. Nelson Mitchell History Maker Homes	201	65	11,591	98,500-149,450	8	753,406
Parkway Village Phase II (mapsc0 49U)	Mooreland Fund II - Michael Bealy AP Lawton, L.P. - Jay Anthony	Marksburg Homes L.P.	98	49	7,067	99,000-130,000 128 Townhomes @ 90,000-120,000 75 SF @ 120,000- 160,000	5	346,301
Cedar Crest Square (mapsc0 55M)	Kiest Blvd. L.P. Ronald Slovacek Andrea Spencer	KB Home Trinity Signature Homes	203	101	8,745	5 Town Home & 5 Single Family		883,250

Memorandum

RECEIVED

2006 FEB 15 AM 9:34

CITY SECRETARY
DALLAS, TEXAS

050609



CITY OF DALLAS

DATE February 12, 2006

TO Shirley Acy
City Secretary

SUBJECT Correction to Administrative Action #05-0609, dated February 25, 2005

Please add the following correction as part of the permanent record:

FROM: FUND 0589, AGY. PBW, ORG. P193, ACTV. PBW1, **OBJ. 4111**, JOB PBMISC19, ENCUMBRANCE NUMBER PBWSWP193F1, VENDOR NUMBER 239365, AMOUNT \$14,500

TO: FUND 0589, AGY. PBW, ORG. P193, ACTV. PBW1, **OBJ. 3070**, JOB PBMISC19, ENCUMBRANCE NUMBER PBWSWP193F1, VENDOR NUMBER 239365, AMOUNT \$14,500

Kenneth Odu
Financial Manager
Public Works and Transportation

Attachment



CITY OF DALLAS

ADMINISTRATIVE

ACTION RECEIVED

See Administrative Directive 4-5 [Sections 8 Through 11]
for Additional Guidelines and Routing

ADMINISTRATIVE ACTION NUMBER

050609

EFFECTIVE DATE

FEB 25 2005

2005 FEB 25 AM 10:19

1. Place an [X] in the appropriate box, complete and submit this form for the approval of:

- ☐ a. Low bid contracts of at least \$15,000 but not more than \$50,000
- ☐ b. Change orders for low bid contracts: \$25,000 or less (may not increase original contract price by more than 25%)
- ☒ c. Professional/Personal/Planning/Other Service contracts: \$15,000 or less.
- ☐ d. Amendments to non-bid contracts: \$15,000 or less, per City Code Sec. 2-37. 1.1.
- ☐ e. WRR-FM expenditures: \$50,000 or less per City Code Sec. 2-79 (c) of the City Code.
- ☐ f. Other (explain here or on attachment)

2. Attach all supporting documents including bid information as required.

3. Any Administrative Actions to this vendor for this service/commodity in the last 12 months? ☐ Yes ☒ No
(If YES, attach explanation.) (Also, if the total for the current fiscal year exceeds \$15,000, Council approval is required.)

VENDOR NAME Brockette Davis Drake, Inc.

SUBJECT Storm Water Repairs - Dallas Farmers Market DEPARTMENT Public Works and Transportation

ACTION REQUESTED

Authorize a professional services contract with Brockette Davis Drake, Inc., in the amount of \$14,500.00 to provide survey, design and construction documents, construction bidding evaluation, cost estimating, and contract administration in the construction phase (to be bid at a future date) for the purpose of repairing storm water drainage at the trash collection area located south of Shed No. 4, as requested by Dallas Farmers Market.

Contract Term: April 2005 to July 2005

BACKGROUND

Dallas Farmers Market requests engineering services to address storm water at the trash collection area of the Farmers Market. Presently water in this area is discharged to the storm water line. The storm water collected in this area will be connected to a sanitary drain to comply with federal, state, and local requirements.

FUNDING	AGY.	ORG.	ACTV.	OBJ.	JOB	ENCUMBRANCE	VENDOR	AMOUNT
FUND 0589	PBW	P193	PBW1	4111	PBMISC19	NUMBER PBWSWP193F1	NUMBER 239365	\$14,500
PROJECT NO.: PBMISC19	COMMODITY CODE:	FINANCING:	2004 Certificates of Obligation					

M/WBE INFORMATION

Place an [X] in the appropriate boxes:

☐ African-American ☐ Hispanic☐ Caucasian Female ☐ Male ☒☐ Other Minority (Asian-Pacific, Asian-American Native American)

MWBE Certification Number:

CHANGE ORDER DATA

Change Order No. N/A Original CR/AA No.

Original CR/AA Date Original CR/AA Amount

Total of Previous Change Orders

Change Amount Including this Order

Total Change Order Percentage

COORDINATION

BUDGET & MGMT SRVCS

CITY CONTROLLER

REVIEWED BY

REVIEWED BY

DATE

DATE

APPROVAL

Approved as being in accordance with the Budget and Chapter 2 of the Dallas City Code.

BY DEPARTMENT DIRECTOR

DATE

BY ASSISTANT CITY MANAGER

DATE

Approved as to form
BY CITY ATTORNEY

DATE

CATEGORY: MISCELLANEOUS

AGENDA DATE: February 23, 2005
COUNCIL DISTRICT(S): 5, 7, 8
DEPARTMENT: Housing
CMO: Ryan S. Evans, 670-3314
MAPSCO: 49U 55M 66X 70J

SUBJECT

Authorize (1) the use of 2003 Bond Funds for four projects recommended by the Single-Family Infrastructure Review Committee, to provide subordinate bond financing for street infrastructure development costs of new mixed income single-family subdivisions pursuant to the Single-Family Housing Infrastructure Development Bond Program; and, (2) the execution of participation agreements, private development contracts, and deed restrictions in connection therewith (list attached) - \$2,202,135 - Financing: 2003 Bond Funds

BACKGROUND

On May 3, 2003, the voters of Dallas approved the sale of \$8,000,000 in General Obligation Bonds to fund public infrastructure development of mixed-income single-family workforce housing developments under a \$67 million street bond package.

On June 25, 2003, the Dallas City Council authorized the Single-Family Housing Infrastructure Development Bonds and issuance of a Request for Applications (RFA), to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements, for new low- to moderate-income single-family subdivisions contingent, on the availability of future bond proceeds.

On July 15, 2003, the Housing Department issued a RFA seeking applications from developers to build infrastructure improvements for new mixed-income single-family subdivisions. Applications were received on November 14, 2003. On June 23, 2004, the City Council approved participation in four new single-family subdivisions.

On June 23, 2004, the Dallas City Council authorized issuance of a Second Request for Applications (RFA), to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements, for new low- to moderate-income single-family subdivisions contingent on the availability of future bond proceeds. The RFA was issued on July 2, 2004.

On January 6, 2005, the Single-Family Infrastructure Review Committee recommended approval of four responsive applications.

BACKGROUND (continued)

On January 18, 2005, the City Council Housing and Neighborhood Development Committee voted to recommend approval of all four projects.

In consideration for the City's participation in the street infrastructure development cost, each of the four recommended projects will deed restrict certain lots to be sold to qualifying low and moderate income households at subsidized prices. The aggregate of those subsidies to qualified purchases is intended to be equal to the amount of the City's participation in scheduled costs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2003, the City Council authorized the Infrastructure Development Bond Program and issuance of a Request for Applications (RFA), to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements for new low- to moderate-income single-family subdivisions contingent on the availability of future bond proceeds, by Resolution No. 03-1931.

On June 23, 2004, the City Council authorized the second Single-Family Housing Infrastructure Development Bond Program and issuance of a Request for Applications (RFA), to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements, for new low- to moderate-income single-family subdivisions contingent on the availability of future bond proceeds, by Resolution No. 04-2142.

On January 18, 2005, the Housing and Neighborhood Development Committee voted to recommend four (4) projects for approval under the Single-Family Infrastructure Participation Program using \$2,202,135 in 2003 Bond Funds.

FISCAL INFORMATION

2003 Bond Funds - \$2,202,135

Council District 5 - \$ 346,301

Council District 7 - \$ 883,250

Council District 8 - \$ 972,584

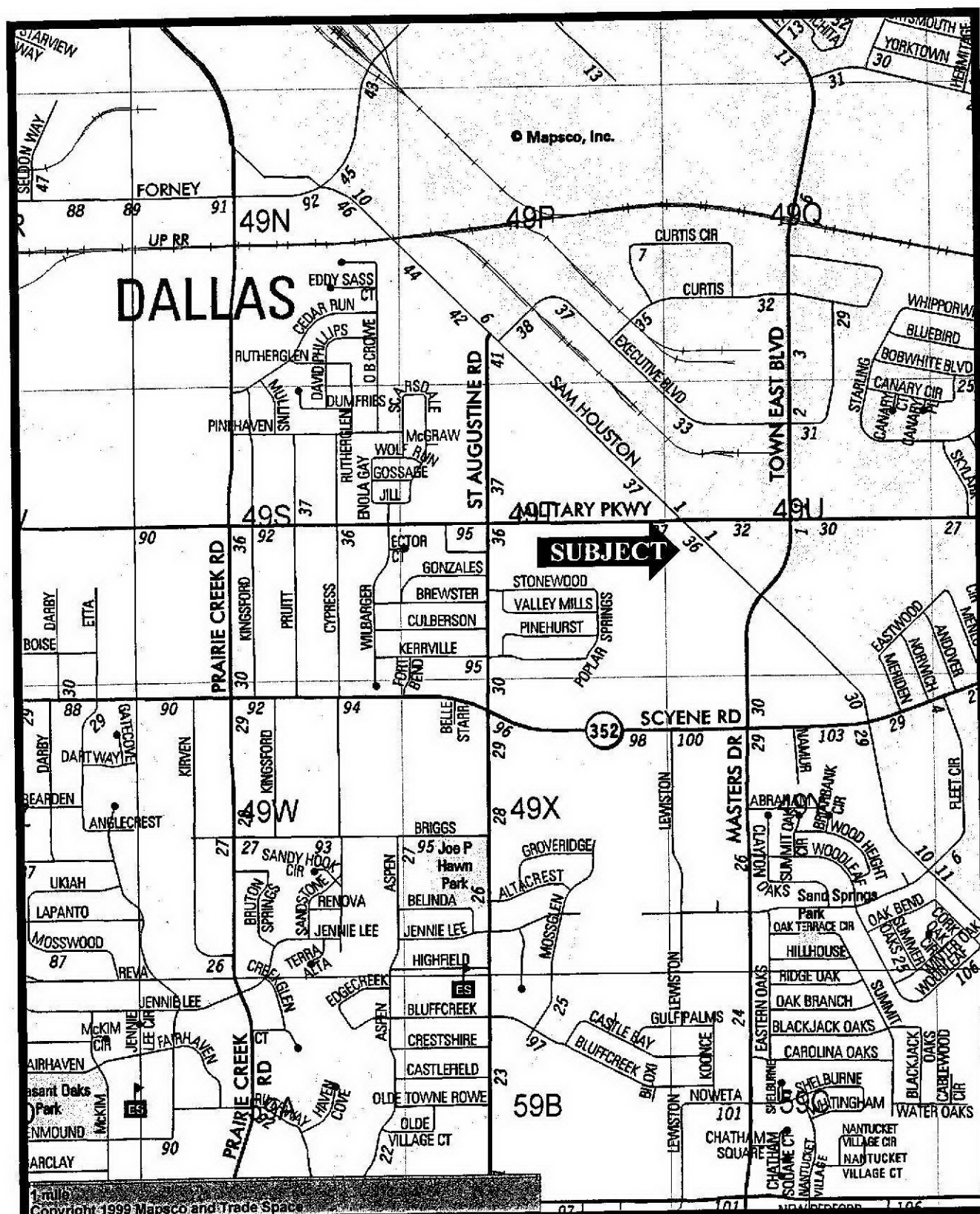
MAP(S)

Attached

**Single-Family Housing Infrastructure
Recommended Bond Projects**

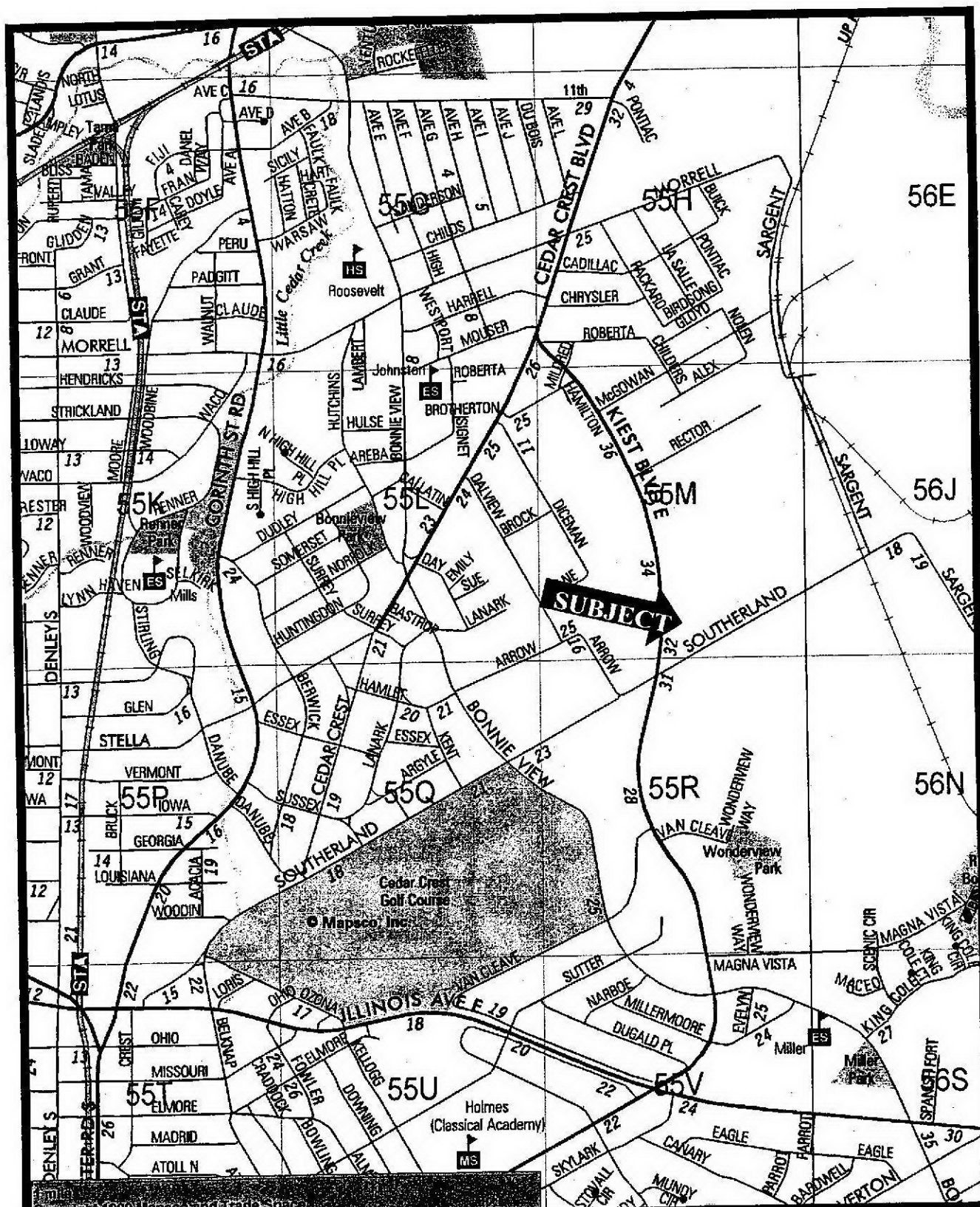
Project Name**Council District**

Garden Vista Phase I	8
Cedar Creek Ranch Phase I & II	8
Parkway Village Phase II	5
Cedar Crest Square	7



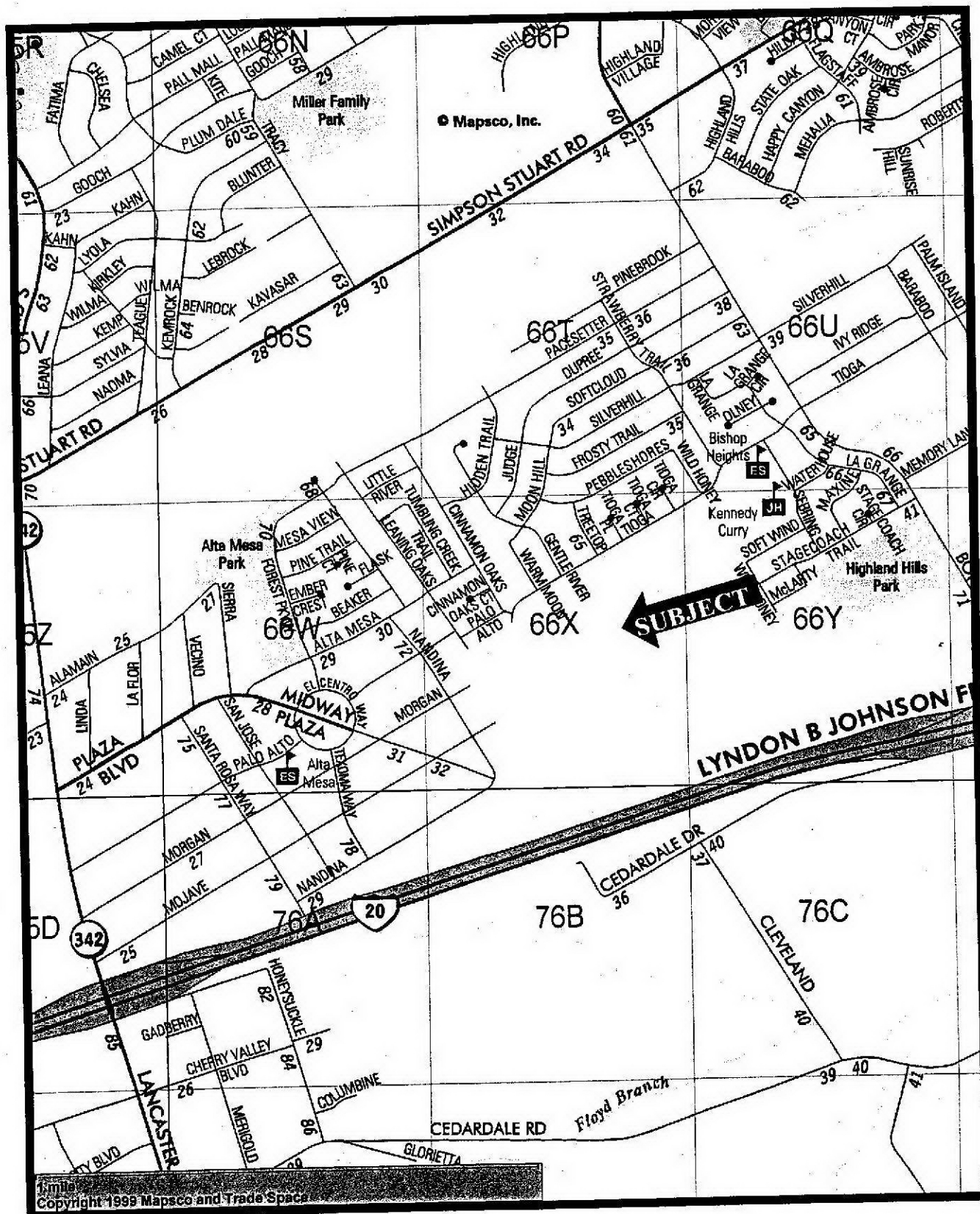
MAPSCO 49U

COD_DSCSO0000030



MAPSCO 55M

COD_DSCSO0000031



MAPSCO 66X

COD_DSCSO0000032

050690



MAPSCO 70J

COD_DSCSO0000033

SEE ALSO

THE FOLLOWING FILES CONTAIN INFORMATION RELATING TO THIS FILE AND
MAY BE OF INTEREST. THE INFORMATION CONTAINED IN THESE FILES MAY
AMEND, REPEAL OR OTHERWISE AFFECT THE STATUS OF THIS FILE.

031931

042142

THIS FILE IS:

050690
